

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, August 25, 2006, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of July 14, 2006 and July 28, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

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**Agenda Items**

- 1. [The Bridges Unit 6: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>;](#)  
[The Bridges Unit 7: TM 5239RPL<sup>4</sup>, AD 01-001, S01-077; Santa Fe Creek:](#)  
[SPA 03-006, San Dieguito Community Plan Area](#) (Stocks) (Continued from the hearings of June 2, 2006 and June 30, 2006)**

This project is comprised of the following three components: **(1)** A request to amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 9.2-acre area currently designated for open space to residential use (5 estate units) and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to Unit 7. Other implementing permits include: A Tentative Map to subdivide the new residential area into 5 lots ranging in size from 1 to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development and expansion of The Bridges Golf Course driving range. This Tentative Map will also vacate an open space easement; **(2)** Unit 7: A request to subdivide 83.5 acres into 29 residential lots. This component

involves a Vesting Tentative Map, Administrative Permit for Lot Area Averaging and a Vesting Site Plan; and **(3) Santa Fe Creek:** A request to amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1 to 5 located along the west boundary of the Specific Plan in order to accommodate the program to expand The Bridges Golf Course driving range. The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. Unit 7 is located east of, and adjacent to, Unit 6. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores. Continued from the hearings of June 2, and June 30, 2006.

**2. General Plan Amendment (GPA) 06-005, Bullard Lane, Alpine Community Plan Area (Gowens)**

The project is the removal of the proposed right-of-way alignment for SC 1950, Bullard Lane, from the Circulation Element of the County General Plan. The alignment runs from its northern intersection at the Interstate Highway 8 - Dunbar Lane exit and Viewside Lane to its southern link with Bridle Run to Harbison Canyon Road. The road is not currently constructed within this alignment.

**3. General Plan Amendment (GPA) 06-008; Update to the County of San Diego Noise Element, County-wide (Farace)**

The project proposes a General Plan Amendment (GPA) to the County Noise Element. The GPA would serve to clarify language contained within the existing Noise Element Policy 4b pertaining to interior and exterior noise standards for noise sensitive land uses. The proposed language adds specificity to the County's interpretation of the Noise Element as it applies to land use projects. The update to the Noise Element provides more well-defined guidance for the protection of noise sensitive land uses, providing improved direction to staff and County clients. The primary purpose of the Noise Element update is to better identify exterior noise sensitive areas. The Noise Element update provides for no change to the interior or exterior noise limits. Updates to the General Plan Noise Element would not affect the County Noise Ordinance which pertains mainly to on-site generated noise sources. This is the first amendment to the County Noise Element for the year 2006.

4. [Shaw/Rancho Hills; Specific Plan Amendment \(SPA\) 03-002, Rezone R99-009, Tentative Map \(TM\) 5081RPL<sup>2</sup>, San Dieguito Community Plan \(Stocks\)](#)

This is a request to amend the Santa Fe Valley Specific Plan to allow minor changes to the boundary between residential Subareas V.2 and V.4, and Subarea V.5, which is designated for natural open space (OS-I). The result is an increase of about 6 acres in the area designated OS-I. In addition, the number of units allowed in Subarea V.2 is proposed to be decreased by five and the number allowed in Subarea V.4 is proposed to be increased by five. The project also includes a Rezone that proposes to change the existing zoning for residential areas to include the RR Use Regulations, a "1" Density Designator (1 dwelling unit per acre), a "1-acre" Minimum Lot Area Designator, a "B" Building Type Designator, a "G" Height Designator and a "C" Setback Designator. The zoning for open space areas is proposed to be changed to include the S80 Use Regulations, a "0" Density Designator, a "100-acre" Minimum Lot Area Designator, an "A" Building Type Designator, a "G" Height Designator and a "C" Setback Designator. A Tentative Map is proposed that will subdivide a 123.44-acre area into 37 residential lots, an open space lot, and 9 road access lots. The project site is north of the intersection of Four Gee Road and Camino Santa Fe in the easterly portion of the San Dieguito Community Plan Area.

5. [Wexler Tentative Parcel Map; TPM 20913, Pala Pauma Subregional Plan Area \(McCaffery\)](#)

This is an appeal filed by the Pauma Valley Country Club Ranchos Association of the Director of Planning and Land Use's Decision approving TPM 20913. The applicant proposes to divide 5.2 gross acres into 4 parcels each measuring from 1.1 to 1.4 net acres. The Pauma Valley Country Club Ranchos Homeowners Association contends the project is in violation of the recorded Declaration of Covenants, Conditions and Restrictions (CC&Rs) governing the property and therefore, approval of the map must be denied. Specifically, the HOA states that Section 4 of the CC&Rs permits only one single-family residence per original lot. "Residence Lots 1 through 15 (Lots 12 and 13 of this TPM) shall be used for private residence purposes and shall not contain more than one single-family residence which shall be first class, single-story and private." Furthermore, the HOA claims the intent of the CC&Rs was to preserve first-class single-family residences on the residence lots identified on Map 6790 and this proposed TPM attempts to split two of the residential lots into four separate lots, resulting in new lots that are at least 50 percent smaller than the other estate lots in the neighborhood. The project site is located on the south side of Luiseno Circle Drive.

**6. Cricket Communications; Major Use Permit, P06-024, Spring Valley Community Plan Area (McCaffery)**

The proposed project is a Major Use Permit by Cricket Communications for an unmanned telecommunications facility consisting of the replacement of an existing baseball field stadium light with a modified pole measuring 70 feet tall, and a light which has three antennas. The project site is located within the Sweetwater Lane County Park. The wireless equipment will consist of a total of two equipment cabinets. The equipment facility will include an area 10-foot by 12-foot and will be stealthed by matching the exterior of the equipment facility with the existing exterior of the utility power and trash enclosure. The property is zoned S80 (Open Space) which permits Wireless Telecommunication Facilities under the Tier 4 Classification of Rural Zones with an approved Major Use Permit pursuant to Section 6985a of the Zoning Ordinance. The project site is located at 1312 Sweetwater Lane, in the unincorporated portion of San Diego County.

**7. Rancho Santa Fe Golf Club; Major Use Permit Modification, P57-013W<sup>4</sup>, San Dieguito Community Plan Area (Ramaiya)**

This Major Use Permit Modification is requested to remodel and expand two existing buildings located at the Rancho Santa Fe Golf Course Clubhouse. The main clubhouse will be remodeled and expanded by 2,658 square feet. The existing golf shop will be demolished and replaced with a players club measuring 11,750 square feet, and a 6,330 square-foot lower level intended for maintenance and storage. The total square footage for the two buildings will increase from 23,070 to 41,118. A fire lane will be added to serve the south side of the existing main clubhouse and the proposed players club. The total amount of parking spaces will be reduced from 230 spaces to 228 in order to upgrade 7 handicap spaces to current standards. A trellis is proposed at the entrance to the golf area spanning from the player's clubhouse to the front of the main clubhouse at a minimum height of 13 feet 6 inches at the fire lane. These changes are intended to improve the functionality for existing members and will not increase usage of or trips to the property. The proposed project is located at 5827 Via de la Cumbre near the intersection of Avenida de Acacias within an unincorporated area of the County of San Diego.

**8. Report of Administrative Action:**

**Rancho Cielo Expired Tentative Map: TM 5146RPL<sup>2</sup>E; Rancho Cielo Specific Plan. Use Regulation RR1 (Rural Residential), San Dieguito Community Plan (Sloan)**

Request for administrative approval of an Expired Tentative Map for a previously approved subdivision map which proposes three lots on 14.13 acres located at the intersection of Paseo Esplanada and Via Ambiente.

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**Administrative Items**

**E. Director's Report**

- **Scenic Highway for SR 76 (Gonzales)**
- **ORV Usage in Residential Zones (Farace)**

**F. Report on actions of Planning Commission's Subcommittees.**

**G. Designation of member to represent Commission at Board of Supervisors.**

**H. Discussion of correspondence received by Planning Commission.**

**Department Report**

**I. Scheduled Meetings.**

September 8, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 22, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 6, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 20, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 3, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 17, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 1, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 15, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 29, 2006	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".

**Adjournment**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,  
Reclamation Plans, Coastal Use Permit Cases,  
Site Plans required by Specific Plans, Plan  
Amendment Authorizations-----

Within 10 calendar days after Planning  
Commission action

Specific Plans, Specific Plan  
Amendments, Road Matters, Rezones,  
Agricultural Preserves, Plan Implementation  
Hearings, General Plan Amendment  
Hearings-----

No appeal necessary since staff will  
automatically transmit case to Board of  
Supervisors.

Administrative Appeals, Variances,  
Minor Use Permits-----

No appeal possible to Board of  
Supervisors; Planning Commission action  
is final.